

1 BILL NO. R-84-06- 09

2 DECLARATORY RESOLUTION NO. R- 83-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 The North 475 feet of Lot numbered  
13 32 in J.H. Feichters Garden View  
14 Addition as Recorded in Plat Book  
15 7 A Page 3 in the Office of the  
16 Recorder of Allen County, Indiana;

17 said property more commonly known as 3420 East State Boulevard,  
18 Fort Wayne, Indiana 46805;

19 WHEREAS, recommendations have been received from the  
20 Committee on Finance and the Department of Economic Development  
21 concerning said Resolution;

22 WHEREAS, notice of the adoption and substance of said  
23 Resolution has been published in accordance with I.C. 5-3-2 and  
24 a public hearing has been conducted on said Resolution;

25 WHEREAS, if said Resolution involves an area that has  
26 already been designated an allocation area under I.C. 36-7-14-39,  
27 the Fort Wayne Redevelopment Commission has adopted a Resolution  
28 approving the designation.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
30 THE CITY OF FORT WAYNE, INDIANA:

31 SECTION 1. That, the Resolution previously designating  
32 the above described property an "Economic Revitalization Area" is  
confirmed in all respects.

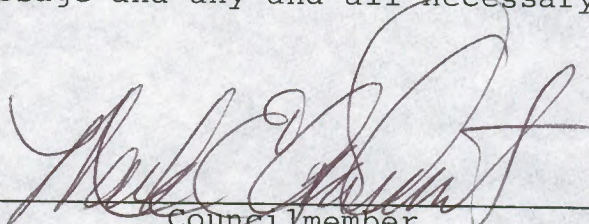
SECTION 2. That, the above described property is here-  
by declared an "Economic Revitalization Area" pursuant to I.C. 6-



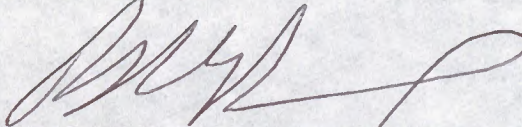
1 Page Two

2 1.1-12.1, said designation to begin on the effective date of this  
3 Resolution and continue for one (1) year. Said designation shall  
4 terminate at the end of that one (1) year period.

5 SECTION 3. That this Resolution shall be in full force  
6 and effect from and after its passage and any and all necessary  
7 approval by the Mayor.

8   
9 \_\_\_\_\_  
10 Council member

11 APPROVED AS TO FORM  
12 AND LEGALITY

13   
14 \_\_\_\_\_  
15 Bruce O. Boxberger, City Attorney

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Fox River Bond  
25% COTTON



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Woodview Healthcare Inc.
2. Owner(s) John August and Charlotte Miller
3. Address of Owner(s) John August, 11404 Welsford Ct, Ft. Wayne, Indiana 46804  
Charlotte Miller, 4523 South Wayne Ave, Ft. Wayne Indiana, 46807
4. Telephone Number of Owner(s) 432-5779 - John August  
(219) 456-6089 - Charlotte Miller
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant Woodview Healthcare, Inc.  
3420 East State Blvd.  
Fort Wayne, Indiana 46805
7. Telephone number of Applicant (219) 484-3120
8. Address of Property Seeking Designation 3420 East State  
Bld., Fort Wayne, Indiana 46805
9. Legal Description of Property Proposed for Designation (may be attached) TI  
Exhibit A (Attached)
10. Township Saint Joseph
11. Taxing District Saint Joseph



12. Current Zoning RB
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? Healthcare Facility
- b. What Structure(s) (if any) are on the property? Building housing healthcare facility and a garage
- b. What is the condition of this structure/these structures? Building was built in 1962 and is in good condition. Dining Room Addition added in 1982. Garage built in 1983.
15. Current Assessed Value of Real Estate
- a. Land 32,400.<sup>00</sup>
- b. Improvements 71,500.<sup>00</sup>
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- Personal Property Tax = 4,238.<sup>00</sup> Real Estate Tax \$ 7,725.<sup>44</sup>
17. Description of Proposed Improvements to the Real Estate
- Addition of a 33 Bed Skilled Nursing Unit and a new lounge added to the South Wing of the building.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- June 1984
- b. When is completion expected? September 1984
19. Cost of Project (not including land costs) 510,000.<sup>00</sup>



20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at of in connection with the project after it is completed? 34

lation of this new manufacturing equipment? \_\_\_\_\_

- b. What is the nature of those jobs? Registered Nurses, Licensed Nurses, Nurse Aides, Orderlies, Dietary, housekeepers, laundry, maintenance and Therapists.
- c. Anticipated time frame for reaching employment level stated above?

December of 1984 - March of 1985

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Our building was built in 1962. It

is located in a older but stable area of the city.  
The addition will upgrade our facility and will  
allow us to stay competitive in the healthcare  
field.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? It will increase the healthcare industry and the level of care provided.  
It will increase Employment.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES ✓ NO

26. Financing on Project

What is the status of financing connected with this project?

Financing has been approved by Summit Bank  
and the SBA 503 Program.

50% Bank

40% SBA

10% Owner



I hereby certify that the information and representation on this Application are true and complete.

John K. August  
Signature(s) of Owners

Charlotte Miller

5/25/84  
Date

5/25/84

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



# WOODVIEW HEALTHCARE INC.

3420 EAST STATE BOULEVARD  
FORT WAYNE, INDIANA 46805  
Phone: (219) 484-3120

## EXHIBIT A

The North 475 feet of Lot numbered  
32 in J.H. Feichters Garden View  
Addition as Recorded in Plat Book  
7 A Page 3 in the Office of the  
recorder of Allen County, Indiana.





WOODVIEW HEALTHCARE, INC.  
3420 EAST STATE BLVD.  
FORT WAYNE, INDIANA 46805

No. 4143

Pay to  
the order of

City of Fort Wayne  
Fifty AND NO/100

May 25, 1984

71-34  
749

\$ 50.00



INDIANA BANK  
AND TRUST CO.  
FORT WAYNE, INDIANA 46801

FOR Real Estate Tax Abatement

⑈004143⑈-⑈074900343⑈ 43⑈L 876 355⑈

John K. August

No. 32

May 25

1984

Received from Woodview Healthcare Center, Inc.

\$

50.00

Dollars

Fifty and 00/100 Dollars

FOR TAX Abatement

\$50.00

Jimmy Harris

WILSON-JONES CO. N.E.A.



Read the first time in full and on motion by G. Quinta, seconded by Henry, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 26th day of June, 19 84, at 7:30 o'clock P.M., E.S.

DATE: 6-12-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by G. Quinta, seconded by Henry, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>      </u>	<u>      </u>	<u>1</u>	<u>      </u>
<u>BRADBURY</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 6-26-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 0-83-84

on the 26th day of June, 19 84,

ATTEST:

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Ray A. E. Clark

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of June, 19 84, at the hour of 1:00 o'clock P.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of June, 19 84, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



BILL NO. R-84-06-09

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ A DECLARATORY RESOLUTION confirming the designation of  
an "Economic Revitalization Area" under I.C. 6-1.1-12.1  
(3420 East State Boulevard; Woodview Healthcare, Inc.)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

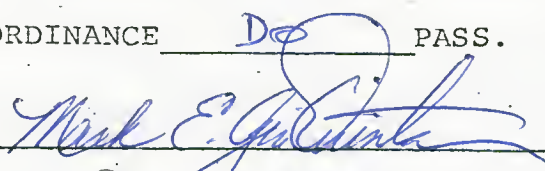
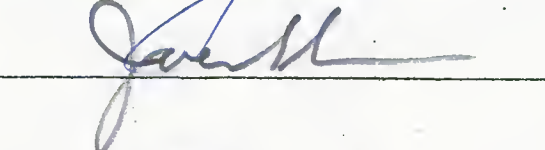
MARK E. GIAQUINTA, CHAIRMAN



JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

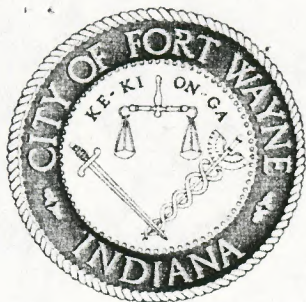


Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution03-84-06-09DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(3420 East State Boulevard; Woodview Healthcare, Inc.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_EFFECT OF PASSAGE Additional health care will be added to Woodview  
Healthcare, Inc. requiring 34 new jobs in connection with the facility.EFFECT OF NON-PASSAGE Opposite of the above.  
\_\_\_\_\_  
\_\_\_\_\_MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$510,000.00  
\_\_\_\_\_  
\_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

June 13, 1984

Ms. Trudy Sterling  
Fort Wayne Newspapers  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of June 16, 1984, in both the News Sentinel and the Journal Gazette.

RE: Economic Revitalization Area  
Bill No. R-84-06-06 &  
R-84-06-07

Bill No. R-84-06-08 &  
R-84-06-09

Please send us 4 copies of each of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 2



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-06-08 AND R-84-06-09 )


Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on June 12, 1984,  
date  
designating property at 3420 East State Boulevard, Fort Wayne,  
Indiana

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on June 26, 1984, Tuesday, at 7:30 P.M.,  
date, time & place  
Common Council Conference Room 128, City-County Building, One Main Street  
Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

  
\_\_\_\_\_  
Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

5

Body number of lines

25

Tail number of lines

2

Total number of lines in notice

32

## COMPUTATION OF CHARGES

32 lines, 1 columns wide equals 32 equivalent lines at .230¢ \$ 7.36  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 8.36

## DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date June 16, 19 84

Title CLERK

FORM #904

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says

that he/she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time

as follows:

6/16/84

Subscribed and sworn to me before this 16th day of June 19 84

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-06-08  
AND R-84-06-09)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on June 12, 1984, designating property at 3420 East State Boulevard, Fort Wayne, Indiana, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on June 26, 1984, Tuesday, at 7:30 P.M., Common Council Conference Room 128, City-County Building, One Main Street Fort Wayne, Indiana.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

6/16



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 5  
Body number of lines 25  
Tail number of lines 2  
Total number of lines in notice 32

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Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

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Date June 16, 19 84

Drusilla Roose  
Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

6/16/84  
Subscribed and sworn to me before this 16th day of June 19 84

Notary Public  
November 29, 1985  
My commission expires

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-06-08  
AND R-84-06-09)  
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Sandra E. Kennedy  
City Clerk